In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mr Barry Williams

Agent Mr Stuart James
Butlers Yard, Sarn,
Malpas, Cheshire ,
SY24 7LN

Reference P/2026/0406

Date Received 23/06/2026

Decision Date 13/08/2026

Town and Country Planning Act, 1990

Location of Application

HINWIL HOUSE, HOLT, WREXHAM, LL13 9SW

Description of Application

ADEILADU ADEILAD AMAETHYDDOL / ERECTION OF AGRICULTURAL BUILDING

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

EC3 - Agricultural Buildings
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
T8 - Parking
EC14 - Protection of Controlled Waters
PS2 - Broad Location of Development

Revision	Date	Description of Decision
0	13/08/2026	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Design and Access Statement for Proposed Building, Location Hinwil House, Wrexham Road, Holt, LL13 9SW, Dated 23 June 2026
   - Green Infrastructure Statement for Erection of agricultural building, Mr B Williams, by Roger Parry & Partners, Dated August 2026
   - Green Infrastructure Plan Reference no. 2986/26/01
   - Location Plan Dated 23 June 2026
   - Plan View Dated 23 June 2026
   - Proposed Front and Gable Elevations Dated 23 June 2026

3. The external surfaces of the building(s) shall be constructed of the materials specified on:
   - Plan reference Proposed Front and Gable Elevations Dated 23 June 2026, and
   - Design and Access Statement for Proposed Building, Location Hinwil House, Wrexham Road, Holt, LL13 9SW, Dated 23 June 2026

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) as shown on Green Infrastructure Plan Reference no. 2986/26/01 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

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3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

Note(s) to applicant

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

Applicant Mr Barry Williams

Agent Mr Stuart James
Butlers Yard, Sarn,
Malpas, Cheshire ,
SY24 7LN

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Ian Jones

Prif Swyddog, Economi a Chynllunio
Chief Officer, Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council